

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	5784 Fairwood Trace Nw, Acworth, GA 30101	Order ID	8174192	Property ID	32670991
Inspection Date	05/05/2022	Date of Report	05/06/2022		
Loan Number	49760	APN	20026400940		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	05.04.22 BPO	Tracking ID 1	05.04.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	KINDINGER,JAMES	Condition Comments Property has normal wear and tear
R. E. Taxes	\$3,734	
Assessed Value	\$123,044	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Brookstone	
Association Fees	\$615 / Year (Pool,Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Property is located in an established neighborhood with like condition properties.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$413500 High: \$721700	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5784 Fairwood Trace Nw	718 First Cotton Dr	5732 Fairwood Dr Nw	1044 Fairwood Run Nw
City, State	Acworth, GA	Powder Springs, GA	Acworth, GA	Acworth, GA
Zip Code	30101	30127	30101	30101
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.44 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$559,800	\$599,900	\$495,000
List Price \$	--	\$559,800	\$599,900	\$495,000
Original List Date		04/14/2022	05/02/2022	04/21/2022
DOM · Cumulative DOM	-- · --	20 · 22	2 · 4	13 · 15
Age (# of years)	30	23	29	31
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Split Level	1 Story Ranch/Rambler	2 Stories Colonial	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,684	2,829	2,474	2,887
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	5 · 2 · 1
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	1,072	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.35 acres	0.42 acres	0.71 acres	0.32 acres
Other	--	--	--	--

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Fabulous brick ranch home in beautiful Browns Farm Neighborhood. This 4bd/3ba, one level home. Large rooms, formal den/office and dining room. Large living room with huge windows that fill the room with natural light. Built in bookshelves, gas fireplace, and open to dining room, breakfast area and kitchen. Kitchen has hard surface countertops, great walk-in pantry and laundry room. 3 car garage has plenty of space for your vehicles and toys. Nice level lot, manicured landscape, great patio area in the back to entertain and watch the children play in the back yard. The beautifully landscaped neighborhood has plenty of amenities to keep you busy with a pool, tennis, playground, basketball and volleyball and all within walking distance. Close to schools, parks and shopping yet peaceful and quiet.
- Listing 2** Stunning Brookstone Colonial with a salt water PebbleTec pool! This home has been completely remodeled inside and out - gorgeous painted brick, new hardiplank siding with fresh paint, new sod, remodeled PebbleTec in ground salt water pool with a diving board and new paver patio, newer HVAC systems, new thermopane windows, plantation shutters, and hardwood floors (no carpet). Completely remodeled kitchen with new cabinetry, granite countertops, under cabinet lighting, tile backsplash, stainless steel appliances, dual fuel range, and tile floors. Formal living room with bay window and a spacious formal dining room. Open family room with fireplace and built-ins. Large 1/2 bath with new vanity on the main. Upstairs features primary suite, 3 additional bedrooms (1 bonus style with walk in closet), updated hall bath with double vanity and tile, and laundry. Primary bath is remodeled and features tile, double vanity, an oversized frameless shower, and a jetted tub with a bay window. Full unfinished basement walk out to lower level. Huge deck off family which leads to the new paver patio and pool area. The fenced backyard is huge with pool area, patio areas, grassy areas, and mature trees. Brookstone II amenities include pool, tennis, playground, and basketball court.
- Listing 3** Gorgeous Brookstone Home with over \$80,000 in Renovations. Cul-de-sac lot. Fresh Interior and Exterior Paint. Gleaming Hardwoods Throughout Main Level with Upgraded Baseboards and Door Moldings. French Doors Added for Home-Office Privacy. Amazing Kitchen Renovation with Custom Shaker Cabinets, Quartz Countertops, Dolomite Backsplash, Wine Frig, Recessed Lighting, Stainless Appliances, Spacious Breakfast Room (Large Enough for Big Farmhouse Table), Counter Depth Refrigerator, Two Breakfast Bars, Built In Desk. Family Room View From Kitchen. Family Room has Recessed Lighting, Wall of Windows for Lots of Natural Light and a Decorative Cedar Mantle. Newer Carpet Upstairs and on Both Staircases. Upstairs has 4 Guest Rooms and a Spacious Owner Suite. All Three Bathrooms have been Renovated. Master Bath has Double Vanities, New Standup Shower, Re-faced Cabinets, New Lighting and Faucets, Large Walk-In Closet. When you Step Outside, you will enjoy a Beautifully Landscaped, Level Front and Back Yard where Something is Always Blooming Year Round. Patio for Backyard BBQ's, Fire Pit Ready for S'mores, Level Driveway. New Hot Water Heater. New Insulated Garage Doors and Openers. Ring Doorbell Stays too. Brookstone II has all of their own Amenities that were recently Updated (Pool, Swim Team, Tennis Courts, Basketball Courts, Pickle Ball, Playground and Green Space). Planned Community Activities Year Round. Award Winning Schools (Ford, Durham, Harrison)

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5784 Fairwood Trace Nw	5778 Fairwood Trce Nw	1230 Edenfield Pl Nw	596 Braidwood Dr Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30101	30101	30101	30101
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.62 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$465,000	\$450,000
List Price \$	--	\$525,000	\$465,000	\$450,000
Sale Price \$	--	\$550,000	\$527,000	\$525,000
Type of Financing	--	Conventional	Convnetional	Conventional
Date of Sale	--	04/22/2022	04/04/2022	03/14/2022
DOM · Cumulative DOM	-- · --	46 · 46	37 · 37	33 · 33
Age (# of years)	30	29	22	27
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Split Level	2 Stories Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,684	2,527	2,416	2,867
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 2 · 1	4 · 3 · 1	4 · 3 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	90%	0%	90%
Basement Sq. Ft.		992	--	1,082
Pool/Spa	--	--	--	--
Lot Size	0.35 acres	0.39 acres	1.12 acres	0.40 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,995	+\$3,930	-\$9,405
Adjusted Price	--	\$551,995	\$530,930	\$515,595

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** This Brookstone Home Checks All The Boxes! Renovated Kitchen With Huge Island, Quartz Countertops & Farmhouse Sink Overlooks The Spacious Den With Fireplace. Vaulted Breakfast Room Has French Doors Leading To The Beautiful Screened Porch & Separate Deck. Hardwoods Throughout Entire Main Level That Also Includes A Separate Living Room/Study & Dining Room Updated Baths Including Master Bath With Double Vanities & Amazing Tiled Double Shower With Frameless Doors. Finished basement has 2 large living areas currently used as media room and Game room (pool table stays!), Office/BR, and huge storage room with sturdy built in shelves. New Windows Including Custom Front Palladium Window. Fresh Exterior Paint 2020. Newer Driveway, Cul-De-Sac Lot, Huge Flat Fenced Backyard -- Perfect For A Pool.
- Sold 2** THE BEST LOT IN THE SUBDIVISION! Talk about privacy! This well-maintained cul-de-sac home truly has it all. Master on main with tray ceilings. An additional 2 bedrooms on main floor with hardwoods throughout. Bonus bedroom and full bath upstairs. Stunning eat-in kitchen with view to living room. White kitchen cabinets and Silestone countertops. Outside, you will get to enjoy the complete privacy on an acre plus lot. Large deck in rear perfect for entertaining or relaxing. Located near shopping, schools, dining, groceries and so much more! Upgrades completed within the last 5 years: flooring in laundry room, new door hardware throughout, freshly painted interior & exterior, new light fixtures and recessed lights inside and outside, finished wood floors in bedrooms, & freshly stained deck
- Sold 3** HUGE BRICK FRONT HOME ON FINISHED BASEMENT *SWIM AND TENNIS COMMUNITY WITH PLAYGROUND AND CLUBHOUSE *2 STORY FOYER *FORMAL DINING ROOM *FORMAL LIVING ROOM WITH FRENCH DOORS INTO THE FAMILY ROOM *FIRESIDE FAMILY ROOM WITH HARDWOOD FLOORS *OPEN VIEW TO THE KITCHEN WITH BREAKFAST BAR ISLAND, TILED BACKSPLASH, STAINLESS STEEL APPLIANCES, AND LARGE BREAKFAST AREA *OVERSIZED UPPER LEVEL OWNER'S SUITE WITH TRAY CEILING *VAULTED CEILING IN THE MASTER BATHROOM WITH HIS/HERS VANITIES, JETTED TUB AND SEPARATE TILED SHOWER *3 GENEROUSLY SIZED UPPER LEVEL SECONDARY BEDROOMS AND FULL SECONDARY BATHROOM WITH DOUBLE SINK VANITY *FINISHED, DAYLIGHT, WALKOUT, TERRACE LEVEL WITH GAME ROOM, POTENTIAL 5TH BEDROOM / OFFICE AND FULL BATHROOM *ENTERTAINER'S DECK AND PATIO OVERLOOK PRIVATE, FENCED BACKYARD WITH TONS OF ROOM TO PLAY *PRIME LOCATION NEAR SHOPPING, DINING AND TOP RATED SCHOOLS

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was last on the market in 2014			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$549,900	\$549,900
Sales Price	\$549,900	\$549,900
30 Day Price	\$545,900	--
Comments Regarding Pricing Strategy		
Property is located in Acworth Ga. Area is sought after for its proximity to the interstate, KSU, Atlanta and the Stadium. Adjustments 35 SGFT GLA 3500 Bedroom 3000 Full Bath 2450 Half Bath		

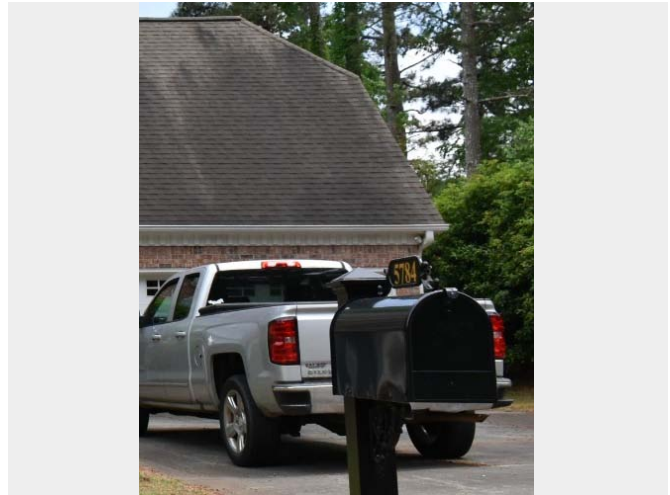
Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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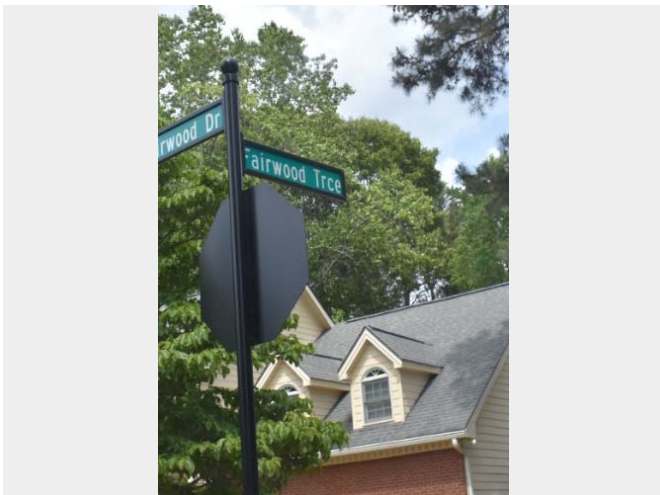
Subject Photos



Front



Address Verification



Address Verification



Side

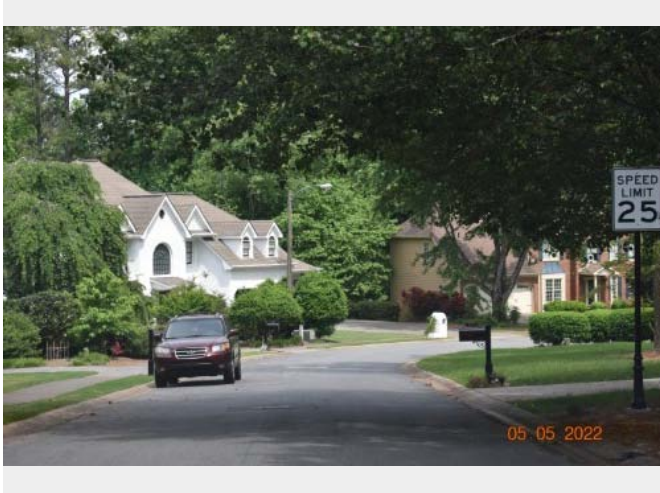


Side



Street

Subject Photos



Street



Other

Listing Photos

L1 718 First Cotton Dr
Powder Springs, GA 30127



Front

L2 5732 Fairwood Dr NW
Acworth, GA 30101



Front

L3 1044 Fairwood Run NW
Acworth, GA 30101



Front

Sales Photos

S1 5778 Fairwood Trce NW
Acworth, GA 30101



Front

S2 1230 Edenfield PI NW
Acworth, GA 30101



Front

S3 596 Braidwood Dr NW
Acworth, GA 30101



Front

ClearMaps Addendum

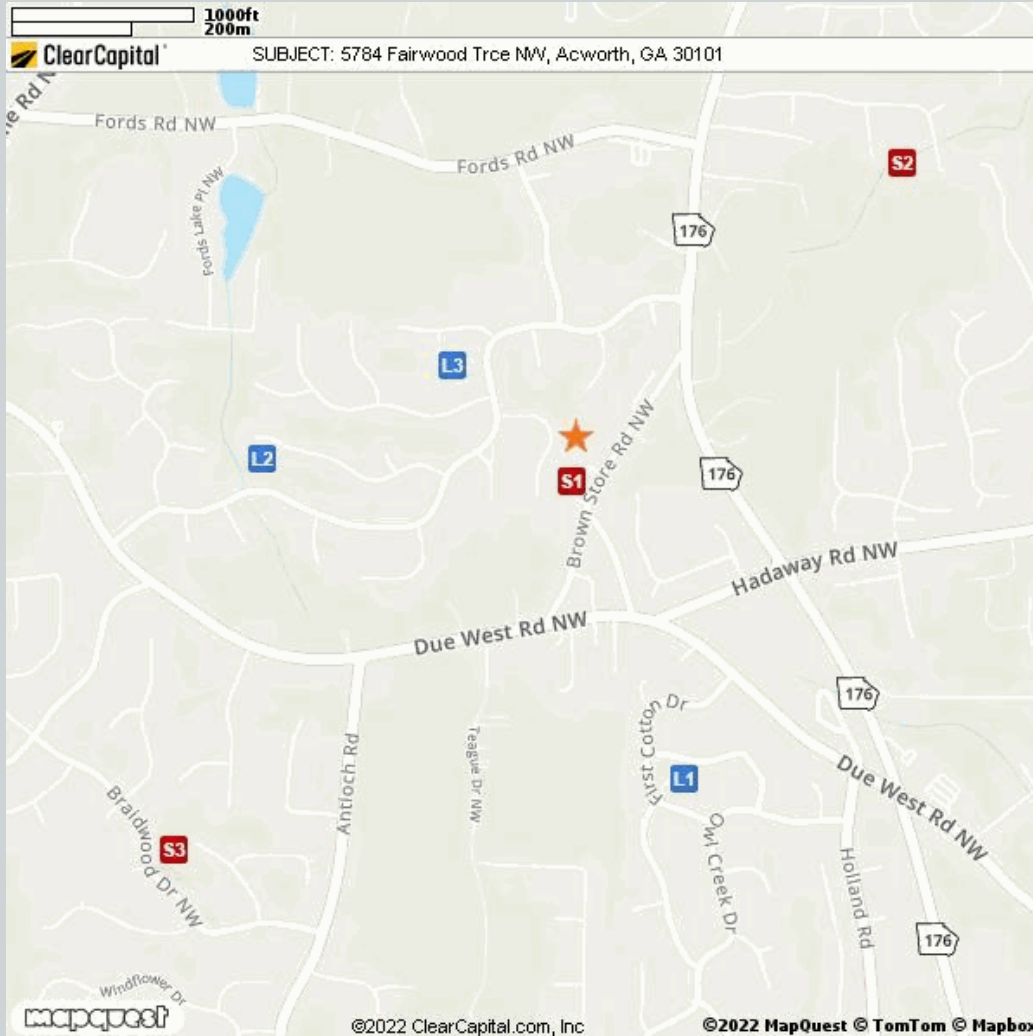
Address ★ 5784 Fairwood Trace Nw, Acworth, GA 30101

Loan Number 49760

Suggested List \$549,900

Suggested Repaired \$549,900

Sale \$549,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5784 Fairwood Trace Nw, Acworth, GA 30101	--	Parcel Match
L1 Listing 1	718 First Cotton Dr, Powder Springs, GA 30127	0.50 Miles ¹	Parcel Match
L2 Listing 2	5732 Fairwood Dr Nw, Acworth, GA 30101	0.44 Miles ¹	Parcel Match
L3 Listing 3	1044 Fairwood Run Nw, Acworth, GA 30101	0.20 Miles ¹	Parcel Match
S1 Sold 1	5778 Fairwood Trce Nw, Acworth, GA 30101	0.05 Miles ¹	Parcel Match
S2 Sold 2	1230 Edenfield Pl Nw, Acworth, GA 30101	0.62 Miles ¹	Parcel Match
S3 Sold 3	596 Braidwood Dr Nw, Acworth, GA 30101	0.80 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.

Report Instructions - cont.

9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	7.01 miles	Date Signed	05/06/2022

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.